

Capsule Summary  
SM-549  
Dent's Subdivision, Lot 3A  
Leonardtown  
Private

c. 1927-1928

On December 2, 1927 G. Frank and Frances Hatfield Dent purchased a 1.1 acre tract for \$1000 from the Vestries of the Protestant Episcopal Church. The Dent family, who also owned and built a house on an adjacent property (SM-555), then subdivided the tract and erected three identical one story, three bay, gable front craftsman-style homes with clipped gable roofs fronting Griswold Street (now Church Street) by June 1928. These three homes represent a significantly early attempt to provide affordable single family residences and served as a precursor for future subdivisions such as Tudor Park, West Leonardtown, and Longmore's (SM-552). Unlike some of the other subdivisions, however, the Dent's chose to rent or lease the houses--a practice still exercised to this day.

The even setback, equally sized lots and spacing, rear service alley, and shared garages of the three dwellings evokes an almost urban appearance that strikes a sharp difference with the neighboring lots and dwellings (as revealed by the 1928 Sanborn Fire Insurance Map--see Significance 8.3). Interestingly, the design and plans for Dent's three dwellings most likely came from a Sears Catalog. According to the description in a late 1920s house catalog, the "Farnum Standard Built home was patterned after the more expensive bungalow." This inexpensive alternative to the more stylish bungalow offered five rooms and one bath, a full width porch across a gable front entrance and other attractive characteristics such as exposed rafter tails and a clipped gable roof. The middle of the three dwellings (Lot 3 A) is a particularly intact example of the building type. While this dwelling is covered with artificial siding, the building retains its original fenestration and porch and roof details.

SM-549, Dent's Subdivision, Lot 3A  
St. Mary's County  
Maryland Comprehensive State Historic Preservation Data

Historic Context

Geographic Organization:	Western Shore
Chronological/Developmental Period:	Industrial Urban Dominance, 1870-1930
Historic Period Theme:	Architecture

Resource Type

Category:	Building
Historic Environment:	Town
Historic Function and Use:	Residence
Known Design Source:	None

**Maryland Historical Trust**  
**State Historic Sites Inventory Form**

MARYLAND INVENTORY OF  
HISTORIC PROPERTIES

Survey No. SM-549

Magi No.

DOE ☐ yes ☐ no

**1. Name** (indicate preferred name)

historic Dent's Subdivision—Lot 3

and/or common

**2. Location**

street & number 28 Church Street

☐ not for publication

city, town Leonardtown

☐ vicinity of

congressional district 3

state Maryland

county St. Mary's

**3. Classification**

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture <input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial <input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational <input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment <input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government <input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial <input type="checkbox"/> transportation
	<input checked="" type="checkbox"/> not applicable	<input type="checkbox"/> no	<input type="checkbox"/> military <input type="checkbox"/> other:

**4. Owner of Property** (give names and mailing addresses of all owners)

name Mary B. Zaccarella

street & number PO Box 589

telephone no.:

city, town Leonardtown

state and zip code Md 20650

**5. Location of Legal Description**

courthouse, registry of deeds, etc. St. Mary's County Planning and Zoning

liber MRB 204

street & number

folio 452

city, town Leonardtown

state Maryland

**6. Representation in Existing** Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

## 7. Description

Survey No. SM-549

### Condition

☐ excellent  
☐ good  
☒ fair

☐ deteriorated  
☐ ruins  
☐ unexposed

### Check one

☐ unaltered  
☒ altered

### Check one

☒ original site  
☐ moved      date of move \_\_\_\_\_

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

Contributing Resource Count: 2

The dwelling on Lot 3 of Dent's Subdivision is located on the north side of Church Street just west of the intersection of Church and Washington Street. This house is one of three identically constructed buildings that exhibit an even setback of about twenty feet and a 4,000 sq ft lot. Oriented on a north-south axis, the house is situated in a largely residential neighborhood. A frame double-garage shared by lots 3 and 4 is located to the north of the house. The garage fronts a rear service alley that permits automobile access to the garage.

The house itself, built after a design in a Sears catalog (see Significance), is a frame, one story, three bay, gable-front, craftsman-style house with a concrete pier foundation and clipped gable roof. While the walls are covered with artificial siding, an open cornice exhibits exposed rafter tails. The roof is sheathed with asphalt shingles and there are not any chimney flues.

The primary or south elevation is distinguished by a screened-in porch with a shed roof supported by four square posts. These four posts support a horizontal beam that is cantilevered over the end posts. The ends of this horizontal beam are then diagonally cut. A balustrade composed of square balusters and a top and bottom rail run the entire perimeter of the porch. The balustrade is interrupted by a centrally located screen door that opens into the porch. The porch shades the three bays of the house's main section--these bays are composed of a panelled door flanked on either side by a six-over-six, double-hung sash window. The east and west elevations feature a series of symmetrically located six-over-six windows. The north elevation features a smaller, modern enclosed porch. It is lit by an eight-over-eight window and a modern one-over-one window and entered via a modern door. This elevation also features a four-over-four window just to the east of the porch.

## 8. Significance

Survey No. SM-549

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

### Specific dates

### Builder/Architect

check: Applicable Criteria: ☒ A ☐ B ☒ C ☐ D  
and/or

Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G

Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

On December 2, 1927 G. Frank and Frances Hatfield Dent purchased a 1.1 acre tract for \$1000 from the Vestries of the Protestant Episcopal Church. The Dent family, who also owned and built a house on an adjacent property (SM-555), then subdivided the tract and erected three identical craftsman-style homes fronting Griswold Street (now Church Street) by June 1928. These three homes represent a significantly early attempt to provide affordable single family residences and served as a precursor for future subdivisions such as Tudor Park, West Leonardtown, and Longmore's (SM-552). Unlike some of the other subdivisions, however, the Dent's chose to rent or lease the houses—a practice still exercised to this day.

The even setback, equally sized lots and spacing, rear service alley, and shared garages of the three dwellings struck a sharp difference with the neighboring lots and dwellings (as revealed by the 1928 Sanborn Fire Insurance Map—see Significance 8.3). The design and plans for Dent's three dwellings most likely came from a Sears Catalog. According to the description in a late 1920s house catalog, the "Farnum Standard Built home was patterned after the more expensive bungalow." This inexpensive alternative to the more stylish bungalow offered five rooms and one bath, a full width porch across a gable front entrance and other attractive characteristics such as exposed rafter tails and a clipped gable roof. The middle of the three dwellings (Lot 3 A) is a particularly intact example of the building type. While this dwelling is covered with artificial siding, the building retains its original fenestration and porch and roof details.

On November 4, 1980, Robert M. McKinney, representative for the estate of Frances Hatfield Dent, sold the three dwellings. They have since changed hands several times and the parcels have been subdivided even further.

## 9. Major Bibliographical References

Survey No. SM-549

## 10. Geographical Data

Acreage of nominated property 4,049 sq ftQuadrangle name Leonardtown, MdQuadrangle scale 1:24 000

UTM References do NOT complete UTM references

A 

Zone	Easting	Northing							

B 

Zone	Easting	Northing							

C 

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D 

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E 

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F 

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G 

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H 

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### Verbal boundary description and justification

Same as per deed description.

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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## 11. Form Prepared By

name/title Kirk E. Ranzetta, Historic Sites Surveyororganization St. Mary's County Planning and Zoningdate January 1997street & number 22740 Washington Streettelephone 301-475-4662city or town Leonardtownstate Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust  
Shaw House  
21 State Circle  
Annapolis, Maryland 21401  
(301) 269-2438

MARYLAND HISTORICAL TRUST  
DHCP/DHCD  
100 COMMUNITY PLACE  
CROWNSVILLE, MD 21032-2023  
614-7600



## SM-549, Dent's Subdivision--Lot 3

### St. Mary's County

#### 8.1 Significance

Chain-of-Title (Please note that all deeds were found in the Land Records of St. Mary's County located at the County Courthouse in Leonardtown, Maryland unless otherwise noted.)

Reference: Liber MRB 204, Folio 452

Grantee: Mary B. Zaccarella

Grantor: Lawrence Avenue Realty Corporation

Date: January 3, 1985

Note: This deed notes that another subdivision occurs between lots 3 and 4. It is described in Plat book MRB 20, Folio 58.

Reference: Liber MRB 121, Folio 165

Grantee: Lawrence Avenue Realty Corporation

Grantor: Alfred J. and Thomas J. Longobardi

Date: June 29, 1982

Note: This transaction lists two parcels. Dent's Subdivision is the second parcel and it is outlined in Plat book 15, Folio 51.

Reference: Liber MRB 96, Folio 363

Grantee: Alfred J. and Thomas J. Longobardi

Grantor: St. Mary's Hospital, Vestry of St. Andrew's Parish, et al.

Date: April 16, 1981

Reference: Liber MRB 84, Folio 204

Grantee: St. Mary's Hospital, Vestry of St. Andrew's Parish, et al.

Grantor: Robert M. McKinney, representative for the estate of Frances Hatfield Dent

Date: November 4, 1980

Note: According to Estate No. 3052, St. Mary's County Register of Wills, lots 3, 4, and 5 are to be sold.

Reference: Liber CBG 13, Folio 418

Grantee: G. Frank Dent and Frances Hatfield Dent

Grantor: William G. and Violet M. Fenwick

Date: June 12, 1942

Reference: Liber CBG 13, Folio 418

Grantee: William G. and Violet M. Fenwick

Grantor: G. Frank Dent and Frances Hatfield Dent

Date: June 12, 1942

Reference: Liber JMM 6, Folio 14

Grantee: G. Frank Dent

Grantor: Vestries of the Protestant Episcopal Church

Date: December 2, 1927

Note: The 1.1 acre property is sold for \$1000. It is called the southwest and northwest lots of the subdivision of the Vestry Lot. It is probably at this point that the three dwellings known as Dent's Subdivision were built.

SM-549, Dent's Subdivision--Lot 3

St. Mary's County

8.2 Significance

Reference: Liber EBA 6, Folio 357

Grantee: Vestry of St. Andrews Parish

Grantor: Convention of the Protestant Episcopal Church, Archdiocese of Washington, D. C.

Date: April 29, 1907

Note: The boundaries to the property are described as Washington Street on the east, Griswold Street to the south, Lawrence Avenue to the west, and lying adjacent to the lots of the chapel and rectory of St. Andrews Parish.

Reference: Liber EBA 4, Folio 328

Grantee: Archdiocese of Washington, D. C.

Grantor: Asa A. Lawrence

Date: February 6, 1905

Note: This 2 1/2 acre tract was given to the archdiocese by Lawrence.

Reference: Liber JJG 2, Folio 101 (Mortgage)

Grantee: Asa A. Lawrence

Grantor: James A. Gary

Date: July 2, 1894

Note: This 2 1/2 acre property represents just one of seven pieces of property mortgaged.

Reference: Liber JFF 4, Folio 361

Grantee: Asa A. Lawrence

Grantor: Joseph H. Key and Robert C. Combs

Date: December 23, 1880

Note: In this confirmatory deed, Lawrence is given official ownership of the land. Apparently Maria Key sold Lawrence the land without initiating a deed. Joseph Key and Robert Combs confirm the validity of this sale through this instrument.



SM-549, Dent's Subdivision--Lot 3  
St. Mary's County  
8.3 Significance

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## THE FARNUM

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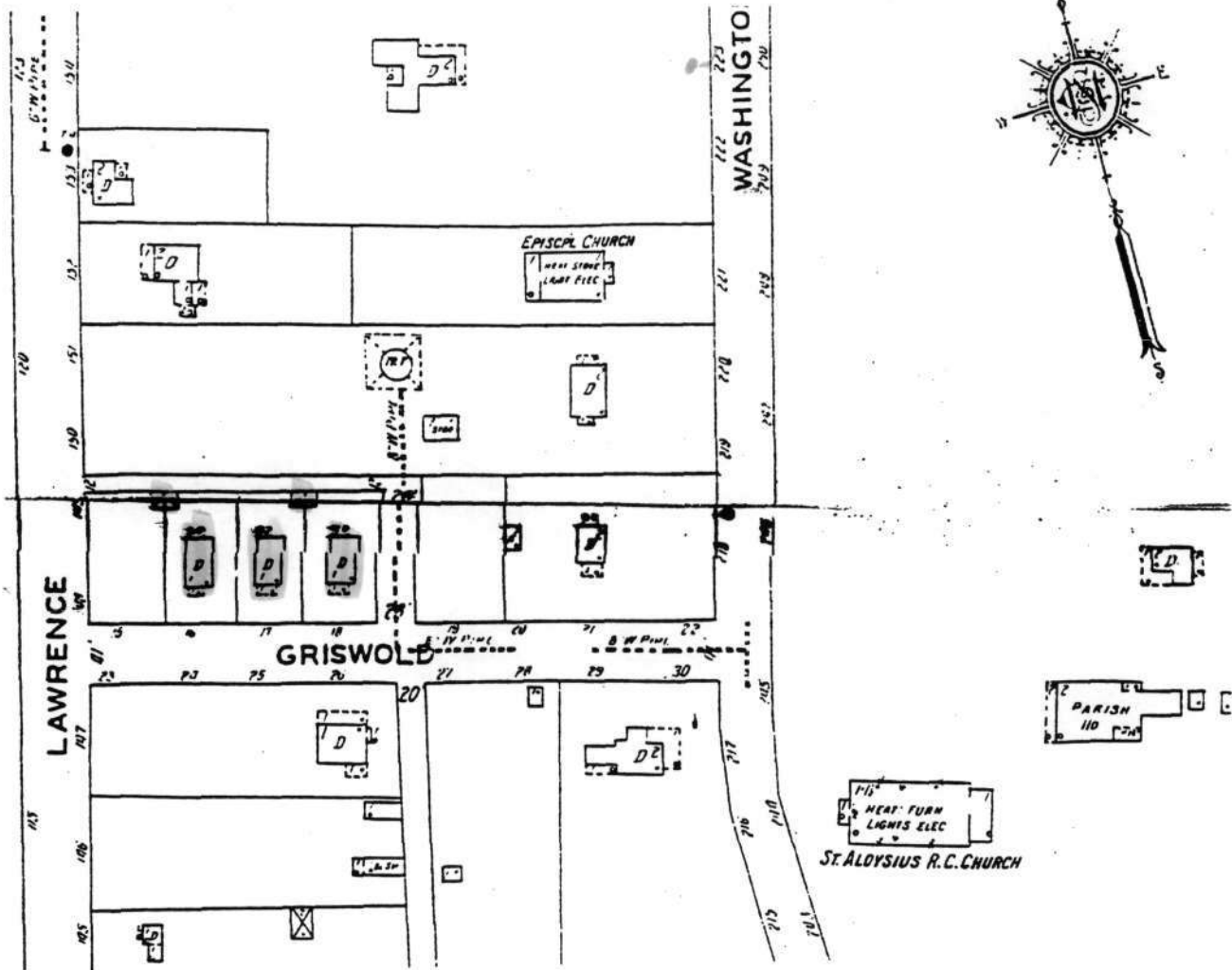


The Farnum Standard Built home is patterned after the more expensive bungalow. It is well balanced in both exterior and interior. The material is a good grade; in fact, better than is usually found in this kind of a house.

.....  
**Details and features:** Five rooms and one bath. Full-width front porch with hipped roof and square columns; exposed roof rafter tails; glazed front door. Cased opening between living and dining rooms.

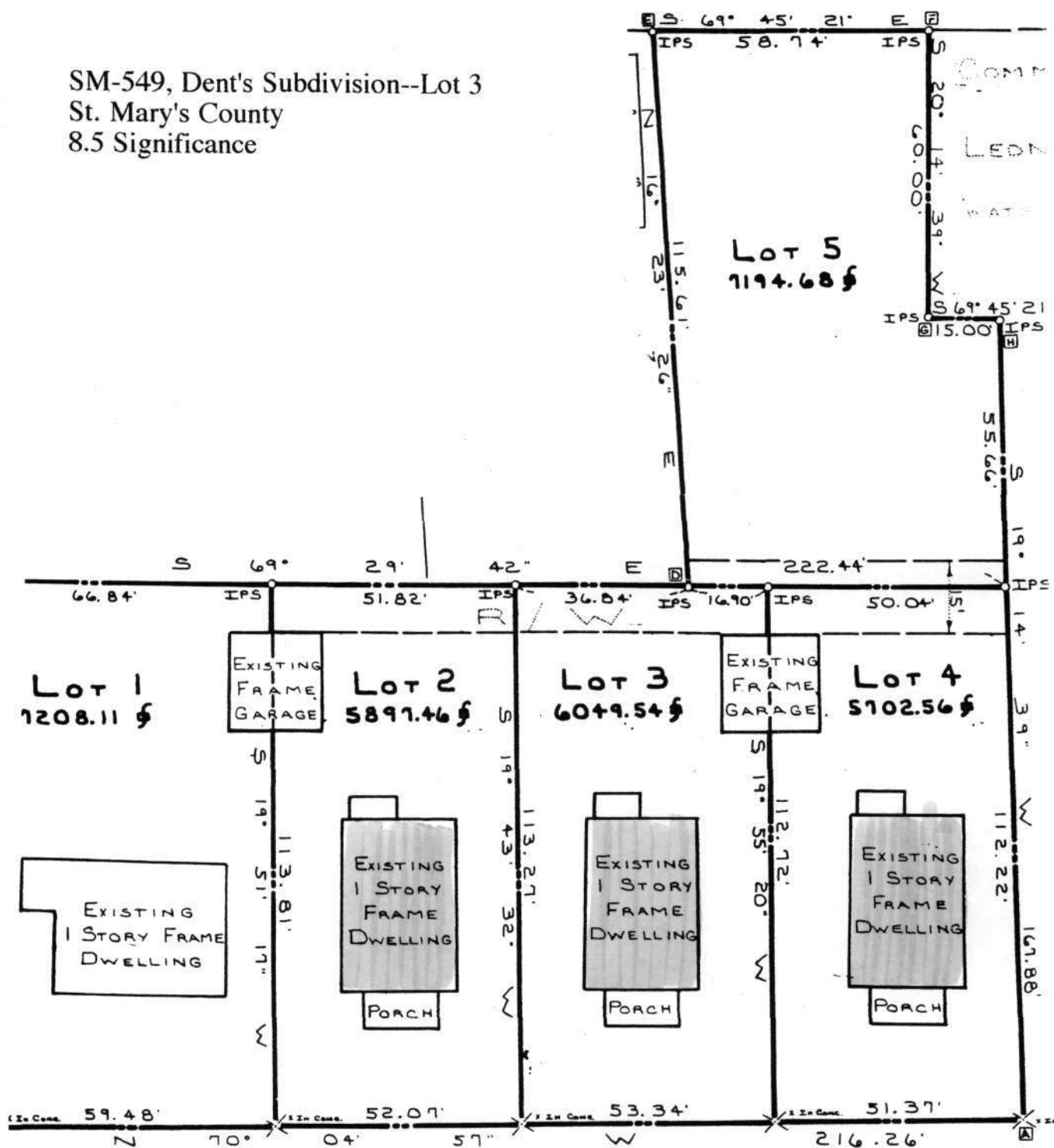
The "Farnum," a Sears, Roebuck, & Co. mail order house, presents a striking resemblance to the three dwellings found in Dent's Subdivision. Katherine Cole Stevenson and H. Ward Jandl, Houses By Mail: A Guide to Houses from Sears, Roebuck, and Company (Washington, DC: The Preservation Press, 1986), p. 308.

SM-549, Dent's Subdivision--Lot 3  
 St. Mary's County  
 8.4 Significance

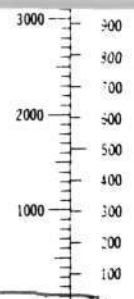
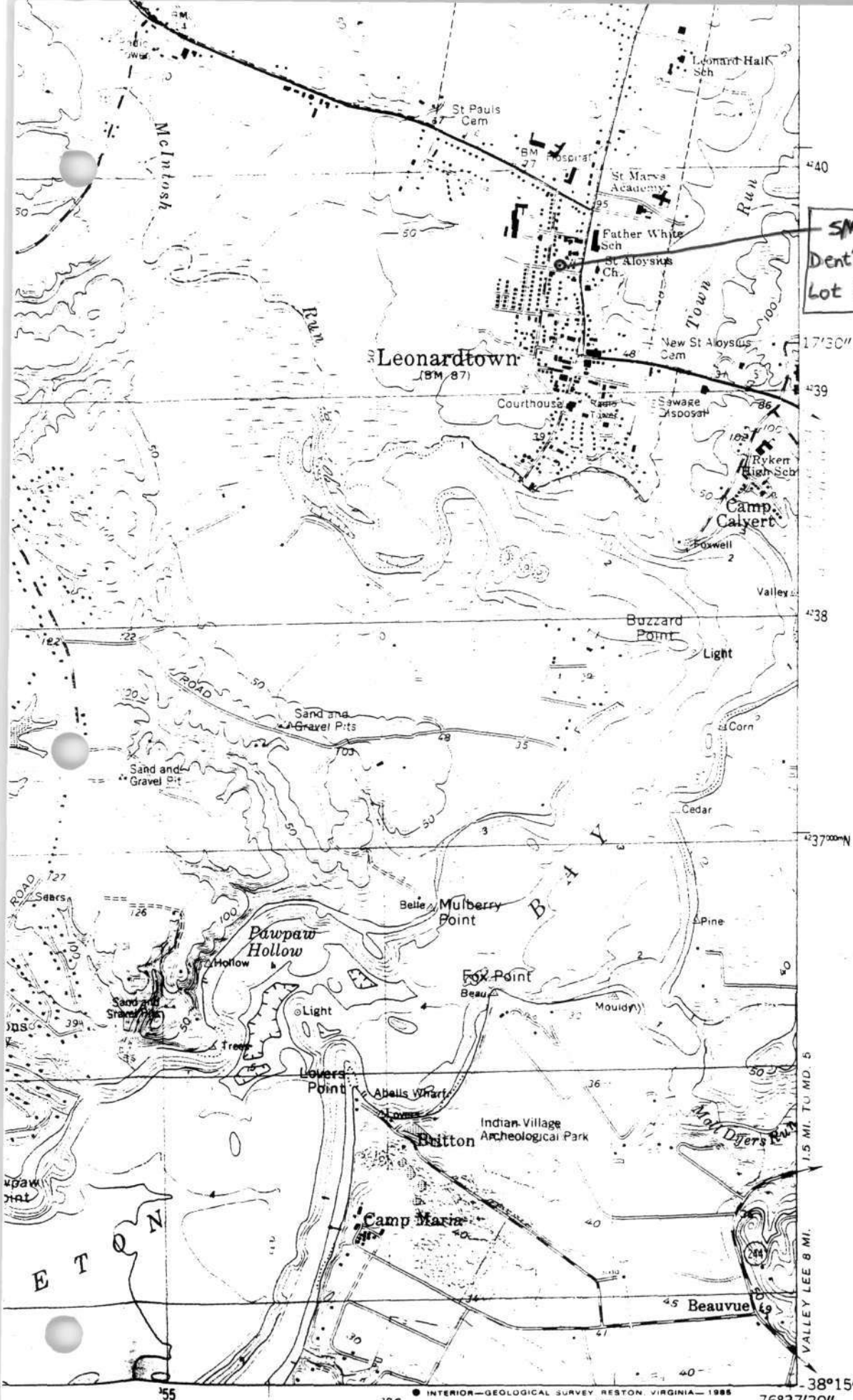


This 1928 Sanborn Fire Insurance Company map shows the three houses located along Griswold Street (now Church Street). Compared to the neighboring dwellings and lots, these three buildings represent a stark departure in terms of their even setbacks and architectural repetition. The small lots, shared frame garages, and rear alley-ways, in fact, reveal more urban-like development.

SM-549, Dent's Subdivision--Lot 3  
 St. Mary's County  
 8.5 Significance



1982 plat showing the five lots of Dent's Subdivision. All of these properties are currently rental properties.

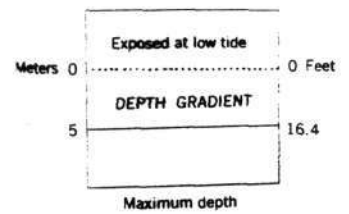


SM-549  
Dent's Subdivision  
Lot 3A

Feet	Meters
1	3048
2	6096
3	9144
4	12192
5	15240
6	18288
7	21336
8	24384
9	27432
10	30480

To convert feet to meters  
multiply by 3.048

To convert meters to feet  
multiply by 3.2808



LEONARDTOWN, MD.  
SW/4 LEONARDTOWN 15' QUADRANGLE  
38076-C6-TB-024

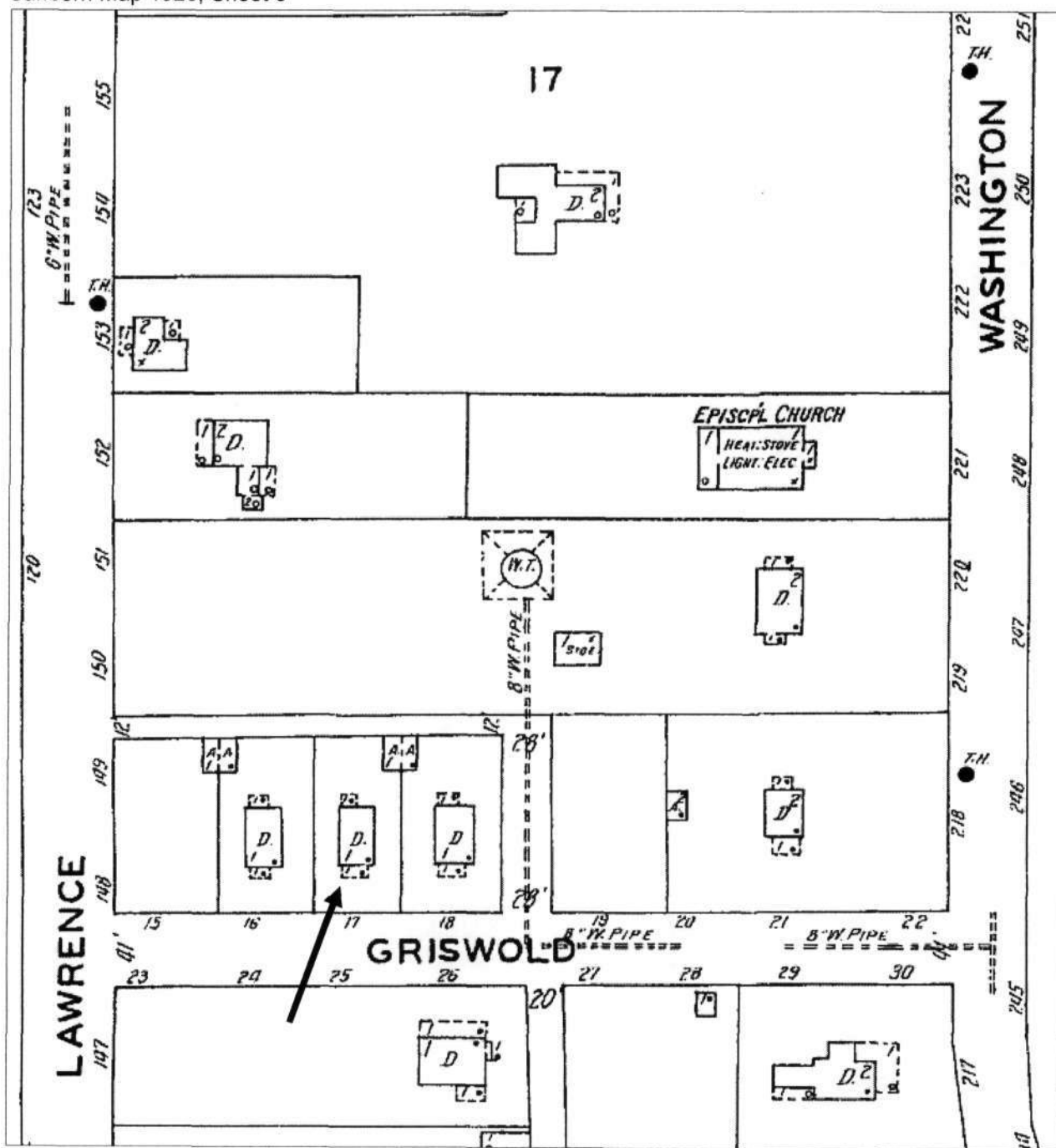
1963  
BATHYMETRY ADDED 1982  
PHOTOREVISED 1984  
DMA 5660 I SW SERIES V833

ROAD CLASSIFICATION

Heavy-duty ——— Light-duty ———

(PIN-Y POINT-  
5660 II NE

SM-549  
Dent's Subdivision - Lot 3  
41600 Church Street, Leonardtown  
Sanborn Map 1928, Sheet 3

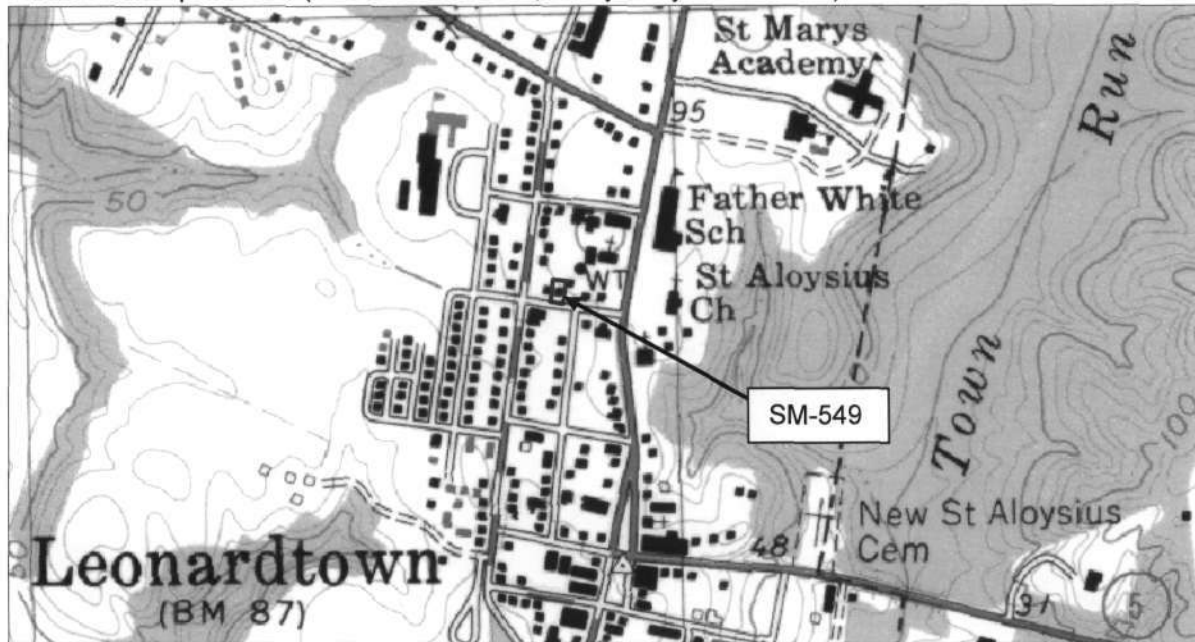


SM-549

Dent's Subdivision – Lot 3

41600 Church Street, Leonardtown

Leonardtown quad 1963 (Photorevised 1984, Bathymetry added 1982)

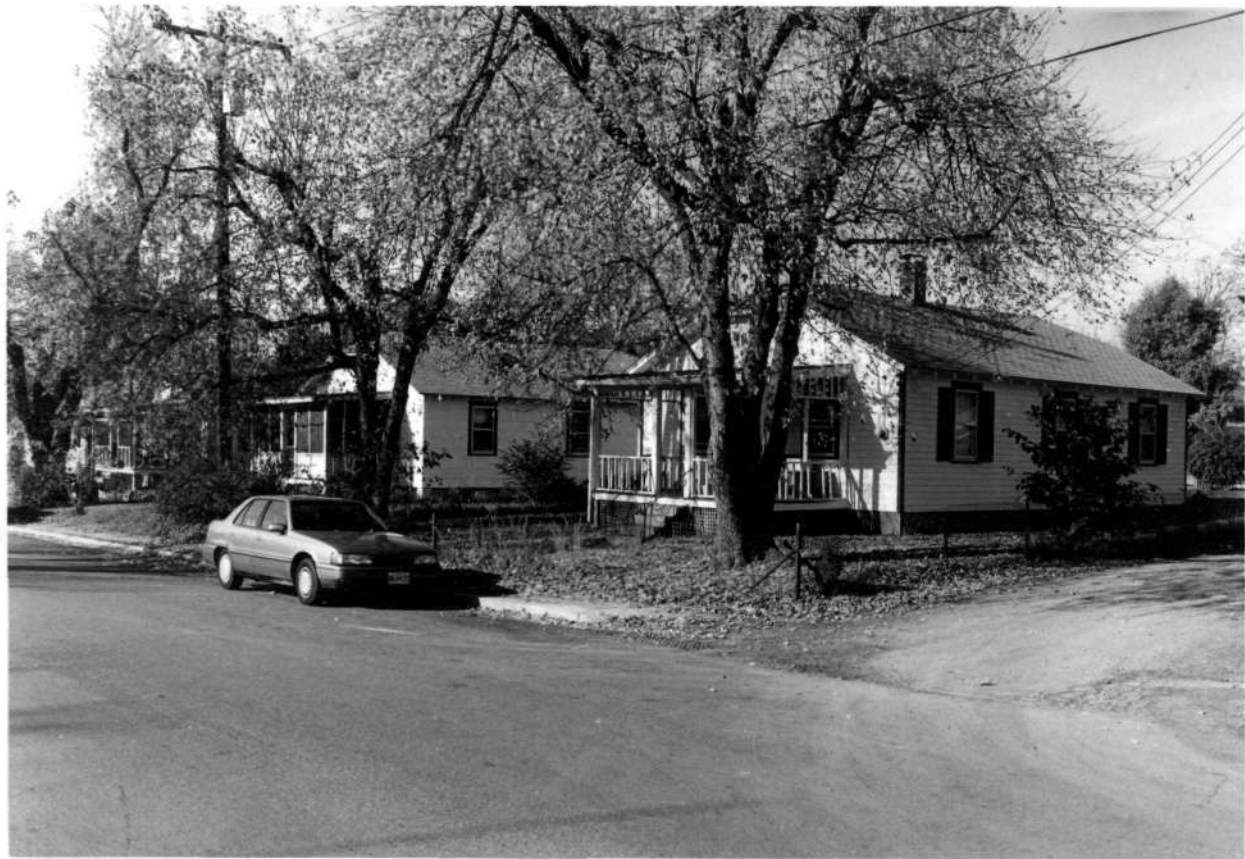


National Web Map Service 6" Orthophoto Map,  
c. 2007-08

Tax Map 127, P. 500, Lots 3A and 3B









SM-549

Dent's Subdivision, Lot 3

St. Mary's County

Kirk Ranzetta

Dec. 1996

Md. SHPO

Environmental view-looking N - Lot 3 is 2nd from right

1 of 2



SM-549

Dent's Subdivision, Lot 3

St. Mary's County

Kirk Ranzetta

Dec 1996

Md SHPO

S + E elevation

2 of 2